



PINE COUNTY ZONING BOARD AGENDA

Thursday February 24, 2022

6:00 p.m. Doug Carlson Room, North Pine Gov. Center

1602 Highway 23 North, Sandstone, MN 55072

In-person meeting with virtual participation option

VIRTUAL PARTICIPATION OPTION VIA ZOOM

Meeting Link:

<https://zoom.us/j/91895349703?pwd=RFImR0kySzhJa083U3J5NmIvQ1p5dz09>

Meeting number (access code) 918 9534 9703

Meeting password: jan2722

To join by phone:

+1- 833-548-0282

Meeting ID: 918 9534 9703

Passcode: 938480

- A.) CALL MEETING TO ORDER
- B.) PLEDGE OF ALLEGIANCE
- C.) APPROVAL OF AGENDA
- D.) APPROVAL OF MINUTES – January 27, 2022
- E.) WILLIAM BERUBE VARIANCE REQUEST: 93247 Cozy Ln, Sturgeon Lake
The applicant has requested a variance from Section 4.01A of the Pine County Subdivision and Platting Ordinance to create two parcels, sized approximately 2 acres and 0.5 acres, while the ordinance requires 2.5 acres.
 - I. Staff Report
 - II. Applicant's Statement (*limited to 15 minutes*)
 - III. Public Hearing (*limited to 3 minutes each*)
 - IV. Zoning Board Discussion
- F.) HEGGE CONDITIONAL USE PERMIT REQUEST: Cross Lake Rd, Pine City (PID: 08.0417.000, 08.5390.000 & 08.53910.000)
The applicant has requested a conditional use permit to construct a campground consisting of 46 campsites within 1,000' of Cross Lake, as required under Sections 4.4.3 and 8.0 of the Pine County Shoreland Management Ordinance. An additional 24 campsites will be constructed greater than 1,000' from Cross Lake, for total project of 70 campsites.

Same process as previous
- G.) ZONING ADMINISTRATOR UPDATE
 - I. Zoning Department Permit and Inspection 2021 Annual Report
 - II. Cole Newman Floodplain Map Debriefing
- H.) ADJOURNMENT



DEPARTMENT OF PLANNING, ZONING, AND SOLID WASTE

1610 Hwy 23 N. • Sandstone, MN • 55072

(320) 216-4220 • (800) 450-7463 x4220

Memo

To: Pine County Zoning Board

From: Caleb Anderson, Land and Resources Manager

Date: February 10, 2022

Re: February 24, 2022 Zoning Board Meeting

A Zoning Board meeting has been scheduled for February 24, 2022, 6:00p.m., to review both a new variance application and conditional use permit application that the County received. This will be an in-person meeting with virtual participation option for non-Board members.

William Berube and Laura Berube is requesting a variance at 93247 Cozy Ln, Sturgeon Lake, Pine County Parcel 31.5010.0000, Sturgeon Lake Township, Section 1, Township 45, Range 20 as follows:

The applicant has requested a variance from Section 4.01A of the Pine County Subdivision and Platting Ordinance to create two parcels, sized approximately 2 acres and 0.5 acres, while the ordinance requires 2.5 acres.

Staff Findings

- 1.) The subject parcel consists of two platted lots, sized at approximately 0.5 and 2 acres each, which were platted in 1966. It is not in shoreland.
- 2.) The applicant purchased the property in 2013 and applied to the County Auditor's office in 2017 to have the lots combined. The applicant has stated that he was not told at the time of lot combination that future lot splits would be subject to zoning standards.
- 3.) Sturgeon Lake Township adopted zoning in 2019 and zoned the subject property Agricultural with a minimum lot size of 5 acres.
- 4.) The applicant has verbally stated that they have a reserve location on the 0.5 acre parcel for a second septic system, if needed.
- 5.) The property is approximately 0.5 miles north of Sturgeon Lake City limits and approximately 0.25 miles south of Sand Lake shoreland residential development.

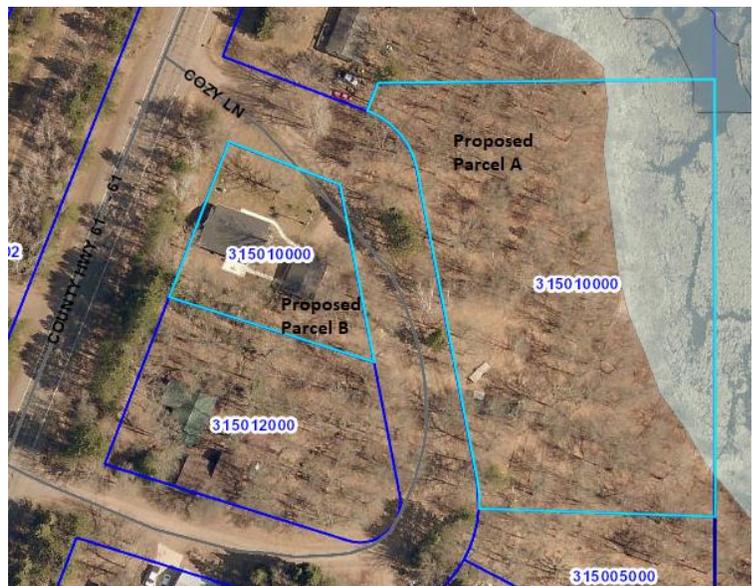


Figure 1. Aerial map Berube property

Luke and Leslie Hegge are requesting a Conditional Use Permit at 17414 Cross Lake Road, Pine City (Pine County parcels: 08.0417.000, 08.5390.000 & 08.53910.000), Chengwatana Township, Section 23, Township 39, Range 21 as follows:

The applicant has requested a conditional use permit to construct a campground consisting of 46 campsites within 1,000' of Cross Lake, as required under Sections 4.4.3 and 8.0 of the Pine County Shoreland Management Ordinance. An additional 24 campsites will be constructed greater than 1,000' from Cross Lake, for total project of 70 campsites.

Staff Findings

- 1.) The subject parcels are located within 1,000' of Cross Lake. As the site map shows, all of the campsites will be on the east side of Cross Lake Road and the facility will offer lake access on the west side of Cross Lake Road.
- 2.) A portion of the project is outside of the shoreland jurisdiction, and therefore not subject to ordinance standards. Everything beyond the fifth tier shown on the first map, provided by the applicant, is outside of shoreland.
- 3.) The property is zoned Residential Recreational. Camping facilities are a conditional use in said district pursuant to Section 4.4.3 of the Shoreland Ordinance.
- 4.) The definition of "Commercial Planned Unit Development," in Section 1.6 of the ordinance includes campgrounds, therefore the Planned Unit Development (PUD) standards of Section 8.0 apply to this project.
- 5.) At the time of this memo the applicant has not provided a "deed restriction, covenant, permanent easement, or other instrument," that ensures long term preservation and maintenance of open space as required in Sections 8.3.3 and 8.6.
- 6.) The applicant has worked with a professional engineer in designing a site plan that complies with the density standards of Section 8.4 and 8.5 of the ordinance. Staff have confirmed the density calculations that were submitted are correct on page one of the map set, therefore the site plan appears to meet ordinance density requirements.
- 7.) The application is silent on "open space," requirements of Section 8.6 of the Ordinance, though the "usable area," label on Map 1 "Shoreland Density Calculations," seems to imply that all cross hatched space is "usable area," and therefore not "open space." Much of the non-usable space is outside of shoreland area. Zoning staff intend to get a legal opinion on whether the site plan can comply with open space requirements farther than 1,000' from Cross Lake.
- 8.) Section 8.6.3 of the Ordinance requires an erosion control and stormwater management plan. The applicant has provided a plan, in which stormwater resulting from 1" rainfall events will be managed to infiltration areas. The applicant has indicated their intent to finalize stormwater calculations and infiltration areas needed, upon approval by the Zoning Board. A topographic map showing erosion sensitivity has been provided in Figure 2.
- 9.) Section 8.6.3 A offers that the erosion control plan may be required to be approved by the Soil and Water Conservation District. This is a topic of consideration for the Zoning Board. The Soil and Water Conservation District was notified of this application.
- 10.) The applicant has asserted that the project meets the 25% impervious surface limits of the ordinance. County staff will be reviewing these calculations in GIS prior to the Zoning Board meeting.

- 11.) The project is within the service area of the Cross Lake Sewer District. County staff have requested Sewer District consent that all proposed campsites will be connected to public sewer, pursuant to Section 8.6.4A.
- 12.) Section 8.6.4 provides that the project may not allow more than one boat slip for each allowable dwelling unit in the first tier of the site. The first page of the map set shows there are 8 allowable units in the first tier while the map proposes 12 boat slips. County staff recommend that if the Zoning Board finds the project to be approvable, they shall require that the boat slips be limited to 8 boats.
- 13.) The riparian area of this site had a professional wetland delineation conducted in 2021 and approved by Pine County.
- 14.) From desktop view, the proposed sand beach volleyball court appears to be at risk of impacting adjacent wetlands. Section 5.3.3D(4), which requires that methods be used to trap sediment from reaching surface water.

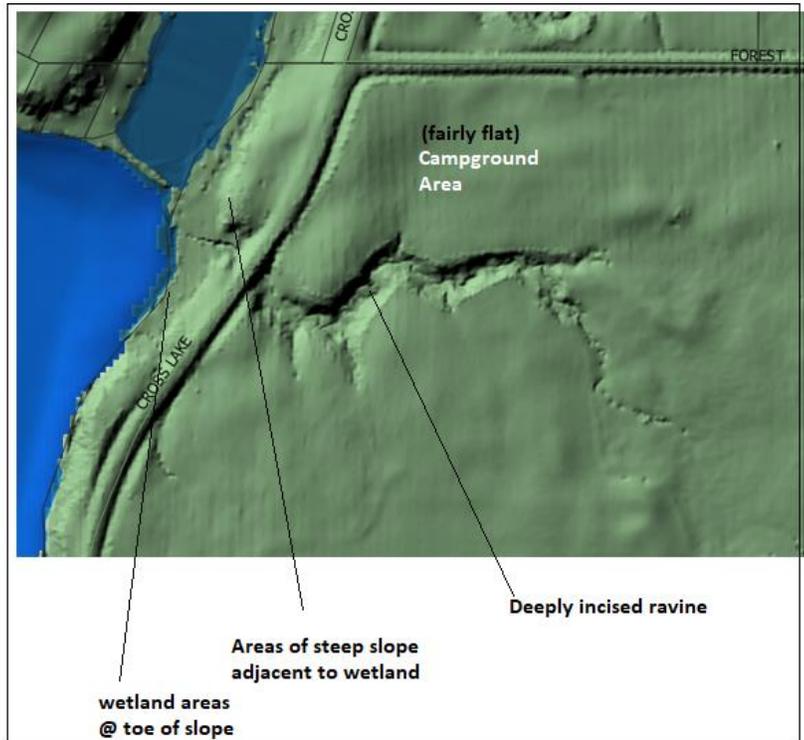


Figure 2. Topographic relief map of Hegge property showing sensitive features for erosion and water quality.

- 15.) County staff solicited comments from the County Engineer and County Sheriff on safety related concerns posed by the road entrances and crossing.
- 16.) Section 3.7.2 provides the criteria for which all conditional use permits must be reviewed. Section 3.7.2N requires the Zoning Board consider whether the use will be detrimental to the use and enjoyment or property values of other properties within 500' of the subject property. Figure Three shows a vicinity map showing two neighboring homes that are approximately 500' from the proposed campground. It should be noted that the site has a fair amount of tree screening along Forest Road but very little screening along Cross Lake Road. Page two of the map set shows that the applicant has proposed additional tree screening at the intersection of Forest Road and Cross Lake Road.



Figure 3. Aerial map showing neighboring homes to Mr. Hegge's proposed campground.

Enclosures

- 1.) Agenda for the February 24, 2022 Zoning Board meeting
- 2.) Minutes of the January 27, 2022 Zoning Board meeting
- 3.) William Berube's Variance Application and Review Worksheet
- 4.) Luke Hegge's Conditional Use Permit Application and Review Worksheet
- 5.) County Zoning Office 2021 Activity Summary

CC: Pine County Board of Commissioners, Pine County Administrator, Pine County Attorney, Pine County Auditor, Minnesota Department of Natural Resources, Chengwatana Township, Sturgeon Lake Township, Pine Soil and Water Conservation District



MINUTES
PINE COUNTY ZONING BOARD
January 27, 2022 6:00 p.m.
North Pine Government Center
1602 Hwy 23 N Sandstone, MN

Members Present: Dirk Nelson, Patrick Schifferdecker, Ryan Clark, Les Orvis, Skip Thomson, Susan Grill, Matt Ludwig (ex-officio)
Members Absent: Nancy Rys
Staff Present: Caleb Anderson, Land & Resources Manager
Others Present: Lonnie Ness, Jacqueline Ness, Cole Newman, Haley Newman, David Deutschlander

CALL TO ORDER

Caleb Anderson called the meeting to order at 6:00p.m.

ELECTION OF OFFICERS

Patrick Schifferdecker nominated Skip Thomson to serve as Chair.
Schifferdecker/Grill, 6-0 to elect Skip Thomson as Chair.

Skip Thomson took over meeting facilitation.

Les Orvis nominated Sue Grill to serve as Vice Chair.
Schifferdecker/Clark, 6-0 to elect Sue Grill as Vice Chair.

Patrick Schifferdecker nominated himself to serve as Secretary.
Orvis/Grill, 6-0 to elect Patrick Schifferdecker as Secretary.

APPROVAL OF AGENDA

Schifferdecker/Clark, 6-0, to approve the agenda as presented.

APPROVAL OF MINUTES

Schifferdecker/Nelson, 6-0, to approve the minutes of the December 16, 2021 meeting.

Minor Subdivision Report

Schifferdecker/Orvis, 6-0, to approve the minor subdivision report.

Newman Variance Request: Pine County Parcel 28.0859.000

The applicant has requested a variance from Sections 5.51 of the Pine County Floodplain Management Ordinance to construct a dwelling that does not provide vehicular access at or above an elevation not more than two feet below the regulatory flood protection elevation. The subject parcel is an island and does not have vehicular access.

Anderson provided a description of the project, as detailed in the staff report. He commented that at the time of the staff report, County Zoning staff had presumed that because the proposed building location was above the OHWL, it was out of the floodway. This is how Zoning staff have considered all floodplain structures on Zone A lakes. The letter submitted by DNR State Floodplain Manager, Ceil Strauss, provides more nuance to the determination, and asserts that the project is

within the floodway. Anderson stated that dwellings are not an allowed, nor conditional, use within the floodway zoning district, and added that the applicant has expressed interest in hiring an engineering study of the floodway on the island. Therefore, any approval of the variance must be contingent upon DNR consent that the project is in the flood fringe zoning district. If the Zoning Board finds the lack of vehicular access to be an undesirable risk for public safety, and therefore not an approvable variance, it would be beneficial for the applicant to have that decision prior to working with an engineer. Anderson commented that one way this proposal is unique from past variances for vehicular access is that this dwelling will never have vehicular access, regardless of flooding. On a normal floodplain site, an occupant may have health or mobility issues and be unaware of the safety risk during a flood. Conversely, any occupant of this dwelling will be fully aware of the poorer accessibility to emergency services at all times, regardless of flood conditions.

Anderson provided some interpretation of Ms. Strauss' letter, noting that the safety of a flooded site is a function of flood depth and velocity. Schifferdecker pointed out that in Ms. Strauss' letter she referred to the project area as being 5' below the BFE, while the chart in the letter showed flood depth in meters.

Cole Newman stated that he called FEMA and was told the project is not in the floodway, as it is not shown as floodway on the FEMA map. He also conveyed that the DNR does not have authority to consider unmapped floodways as floodway. FEMA staff were unwilling to write a letter to this effect. Cole shared that there are remnants of an old house on the island. Locals have said that the island did not completely flood when the Knife Lake Dam breached in the 1970s.

Chair Thomson opened the public hearing at 6:27pm.

David Deutschlander stated that he and the rest of the Pokegama Township Board do not have a concern with the variance and they appreciate the added tax base the project will bring.

Chair Thomson closed the public hearing at 6:28pm.

Sue Grill asked whether the Sheriff or Fire Department were notified about the request and whether they had concerns. Anderson replied that they were not directly contacted.

Skip Thomson said it would be interesting to see how other communities with island dwellings have managed emergencies. Patrick Schifferdecker added that there are two dwellings on islands on West Rush Lake.

Les Orvis asked whether there is a place for a septic system. Newman replied that a design was already approved by Pokegama Township. Anderson added that the applicant's surveyor has marked the 10-year flood elevation and the Township is aware of the floodplain requirements for SSTS within the MN 7080 code. However, the Township has authority for that permitting decision.

Grill stated she would like to table the request in order to solicit comments from emergency personnel, research permitting on islands in other communities, and allow the applicant to further study whether the project may be in the flood fringe. She added that it is difficult to determine whether the project is in harmony with the comprehensive plan and the intent of the Floodplain Ordinance without knowing this information.

Motion by Grill, Second by Orvis, 3-3, to table the decision. Motion did not pass therefore the Board resolved to review the variance with the intent to add contingency in all responses that the project be shown to be in the flood fringe.

In its review of the variance criteria in MN 394.27 as well as Section 10.3 of the Pine County Floodplain Management Ordinance, the Zoning Board established the following findings:

- 1.) The proposed use is allowed in the flood fringe but not the floodway. At this time the DNR and County consider it floodway. Further study resulting in the project being considered flood fringe will deem the project allowed in the subject zoning district.
- 2.) If it can be shown to be in the flood fringe then the project is consistent with the County Comprehensive Plan and the intent of the ordinance. Construction of dwellings within the floodway is not consistent with the intent of the ordinance.
- 3.) The variance will not alter the character of the locality. The County recognizes that the variance is only considering the fact that the project does not have vehicular access during times of flooding.
- 4.) A practical difficulty does exist that prevents the owner from complying with the ordinance. Construction of vehicular access to the island is not feasible.
- 5.) The applicant's proposed use is reasonable. Many people have built homes on islands that do not have vehicular access.
- 6.) The applicant has good and sufficient cause for the variance.
- 7.) Failure to grant the variance would not result in exceptional hardship to the applicant. This is a second home for the applicant.
- 8.) The variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, nuisances, fraud or victimization of the public, nor conflict with existing ordinances.
- 9.) The variance is the minimum necessary to afford relief to the applicant. The applicant has no means to further minimize the variance.

Motion by Schifferdecker, Second by Nelson, 6-0 to **approve the variance** with the following conditions:

- 1.) The applicant must produce documentation from the DNR stating the project is within the flood fringe.
- 2.) The dwelling must be evacuated during times of high flooding.

OLD BUSINESS:

Ness Variance

Regarding the Ness' denied variance application at the Zoning Board's December 16, 2021 meeting, Jacquelyn Ness read a statement requesting the County's reconsideration of their previously denied variance. Anderson stated the reconsidering the project was initially discussed because the variance was denied on a 3-2 vote, with two members absent. Additional voters could alter the decision. He shared an email from Nancy Rys, who was absent at the 12/16 meeting, in which she stated she did not support the variance.

Grill brought up that Robert's Rules has requirements for reconsideration of a decision. A motion must be made by one of the majority voters from the initial decision. Grill stated that she does not want to reconsider the variance denial. She stated that doing so will weaken the Board's ability to make a decision with absent members, even if a quorum is present. She

expressed that it sets a poor precedent. Schifferdecker expressed his agreement. A motion was not made to reconsider the variance denial.

Recreational Vehicles and SSTS Requirements

Anderson presented staff’s recommended language based on County Board and Zoning Board feedback. Schifferdecker questioned whether a metric should be added to describe “occasional or semi-permanent use.” Anderson replied that other Counties have found measuring days of occupancy to be an impractical task. Schifferdecker questioned if that provision (Item A(iii),) should be omitted as it is subjective. Anderson replied that it may be helpful without a metric if some evidence can be produced showing the RV is being used more than occasionally.

Motion by Schifferdecker, Second by Orvis, 6-0, to recommend County Board adoption of the proposed SSTS Ordinance Amendment.

ADJOURN

Schifferdecker/Orvis, 6-0 to adjourn the meeting at 7:54pm.

Patrick Schifferdecker
Zoning Board Secretary

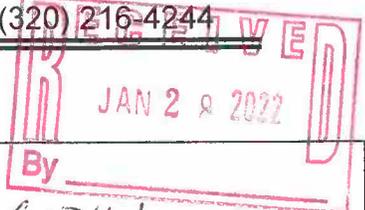
Skip Thomson
Zoning Board Chair



DEPARTMENT OF PLANNING, ZONING, AND SOLID WASTE

1610 Hwy 23 North • Sandstone, MN • 55072
(320) 216-4220 • (800) 450-7463 Ext: 4220 • Fax (320) 216-4244

VARIANCE APPLICATION



Petitioner Information

Property Owner: William Berube Mailing Address: 93247 Cozy Lane
City: Sturgeon Lake State: MN Zip Code: 55783 Email: bill@berubeauto.com
Daytime Phone: 218-390-1986 Other Phone/Fax: _____

Site Information

Site Address or Location: 93247 Cozy Lane
Size (In Acres) 2.46 Parcel ID Number 315010000
Existing Land Use Residential Current Zoning Residential

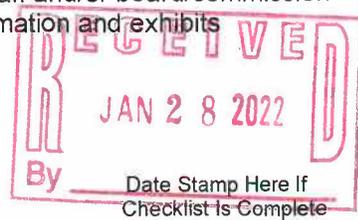
Description of variance request: to split property back the way it was before county joined them

- Is the proposed use allowed in the Land Use District in which the subject property is located? Yes / No
- Is the variance in harmony with the comprehensive plan and intent of the Ordinance? Yes / No
- If granted, will the variance alter the essential character of the locality? Yes / No
- Does a practical difficulty exist that prevents the applicant from complying with the ordinance? Yes / No
A practical difficulty is established when the applicant proposes to use the property in a reasonable manner not permitted by the ordinance and when the variance request is due to circumstances unique to the property not created by the landowner. Economic considerations alone do not constitute practical difficulties.

Description of practical difficulty: _____

I understand that by signing this form that the property in question may be visited by county staff and/or board/commission members during normal business hours throughout the petition process. I certify that the information and exhibits submitted are true and correct to the best of my knowledge

Signature of Property Owner: [Signature] Date: 1-24-2022



Date Stamp Here If Checklist is Complete



DEPARTMENT OF PLANNING, ZONING, AND SOLID WASTE

635 Northridge Drive NW Ste. 250 • Pine City, MN • 55063
(320) 216-4220 • (800) 450-7463 Ext 4220 • Fax (320) 216-4202

Variance Worksheet (MN 394.27): William Berube
All criteria must be answered, "yes," to be deemed approvable.

1.) Is the proposed use allowed in the zoning district that the property lies in?

YES / NO

BECAUSE:

2.) Is the variance in harmony with the general purpose of the applicable Ordinance and is it consistent with the Comprehensive Plan?

YES / NO

BECAUSE:

3.) Would the variance be consistent with the essential character of the locality?

YES / NO

BECAUSE:

4.) Does a practical difficulty exist on the property that prevents them from complying with the ordinance? In other words, is there a circumstance unique to the property, not created by the landowner, that prevents them from complying?

YES / NO

BECAUSE:

5.) Is the applicant's proposed use reasonable?

YES / NO

BECAUSE:



DEPARTMENT OF PLANNING, ZONING, AND SOLID WASTE

1610 Hwy 23 North • Sandstone, MN • 55072

(320) 216-4220 • (800) 450-7463 Ext: 4220 • Fax (320) 216-4244

SHORELAND CONDITIONAL OR INTERIM USE APPLICATION

Petitioner Information

Property Owner: Luke Hegge Mailing Address: 17414 Cross Lk Rd
City: Pine City State: MN Zip Code: 55063 Email: Lthegge@gmail.com
Daytime Phone: 320-279-0087 Other Phone/Fax: _____
Agent/Attorney: _____ Agent/Attorney Phone: _____

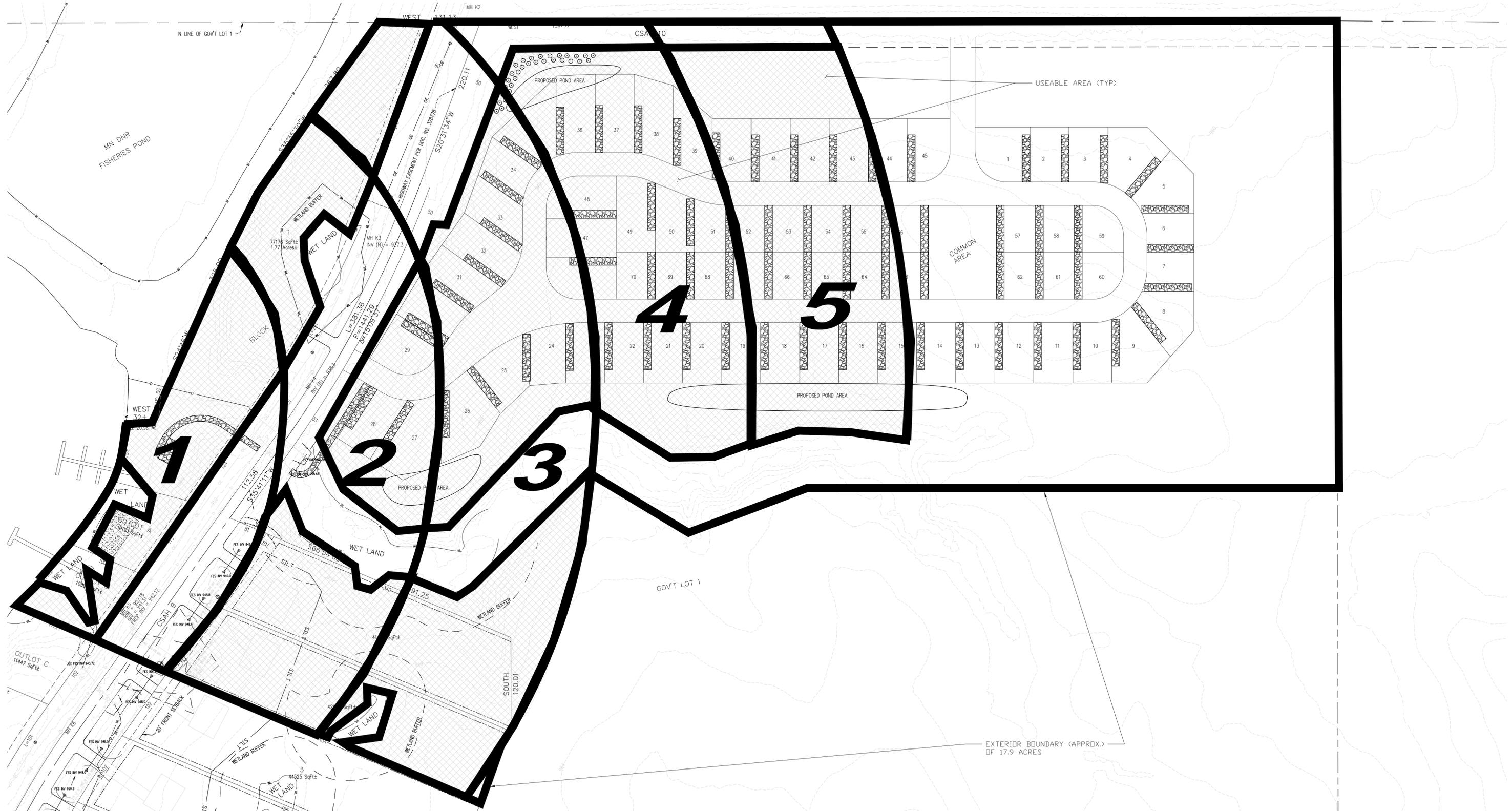
Site Information

Property Address: North of my home. Corner of city Rd 9 and 10
Size (In Acres) 17.5 Parcel ID Number 080417000
Zoning District 101-Agricultural Current Property Use Agricultural

Please Answer the following Questions. Additional paper may be used if needed.

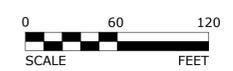
- 1.) Proposed Use: Seasonal Campground
- 2.) Is the proposed use listed as a conditional use for the applicable district in Sections 4.2- 4.7 of the Shoreland Management Ordinance? (Please Circle)? Yes No
- 3.) How will the property maintain safe and healthful conditions? I live here, I Plan to stay here for good. I will enforce county standards and more.
- 4.) Explain why a shoreland location is needed for the proposed use: This will allow more people to enjoy the lake, it will be maintained beautifully.
- 5.) What steps will be taken to limit the visibility of structure and other facilities from the water? All the campsites will be across the road. A small gazebo might be nice on the lake side
- 5.) Describe the types, uses, and numbers of watercrafts that the project will generate: All types of watercraft, they will need to use public landings. 15 + -
- 6.) Describe whether the proposed use is compatible with uses on adjacent lands: The proposed use will be the same as the neighboring property
- 7.) What evidence be provided that the property will have an adequately sized sewage treatment system? Each campsite will be connected to city sewer

HEGGE CAMPGROUND - SHORELAND DENSITY CALCULATIONS



TIER	USABLE SPACE (SF)	TOTAL FLOOR ALLOWED (0.056 RATIO)	# OF UNITS ALLOWED	# PROPOSED	# ALLOWED IN NEXT TIER
1	58156	3256.736	8.14184	0	
2	108590	6081.04	15.2026	2.5	23.34444
3	149367	8364.552	20.9138	9.5	41.75582
4	105386	5901.616	14.75404	17	47.00986
5	102554	5743.024	14.35756	41	44.36742
			73.36742	TOTAL	70

REV. NO.	DATE	BY	CHK	DESCRIPTION



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRELIMINARY

NAME Krystle L. Bloch LIC. NO. 49893 DATE 2-7-2022

DESIGNED
KLB
DRAWN
KLB
CHECKED
KLB



BLOCH ENGINEERING, PLLC
blochengineering.com
32210 XEON ST NW
CAMBRIDGE, MN 55008
507-995-2981
krystle@blochengineering.com

GRADING AND DRAINAGE
L & L HEGGE CAMPGROUND
PINE COUNTY, MN

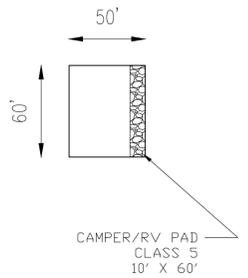
HEGGE CAMPGROUND - SITE PLAN

CHENGWATANA TOWNSHIP
PINE COUNTY, MN

Benchmark:
TOP OF RIM OF SANITARY MANHOLE 3-14
ELEV: 953.81 FEET (NAVD 88)

- LEGEND**
- RECORDED PINE COUNTY MONUMENT
 - 1/2" IRON PIPE FOUND, MARKED RUDE 8195
 - 1/2" REBAR SET, MARKED KROSCHTEL 44490
 - OE OVERHEAD ELECTRIC LINE
 - UG UNDERGROUND NATURAL GAS LINE
 - SS STORM SEWER
 - POWER POLE
 - GUY WIRE
 - ☐ TELEPHONE BOX
 - SANITARY SEWER MANHOLE
 - WELL
 - ☐ ELECTRIC BOX
 - SILT SILT FENCE
 - W WETLAND
 - WB WETLAND BUFFER

TYPICAL CAMPSITE
(MINIMUM DIMENSIONS)

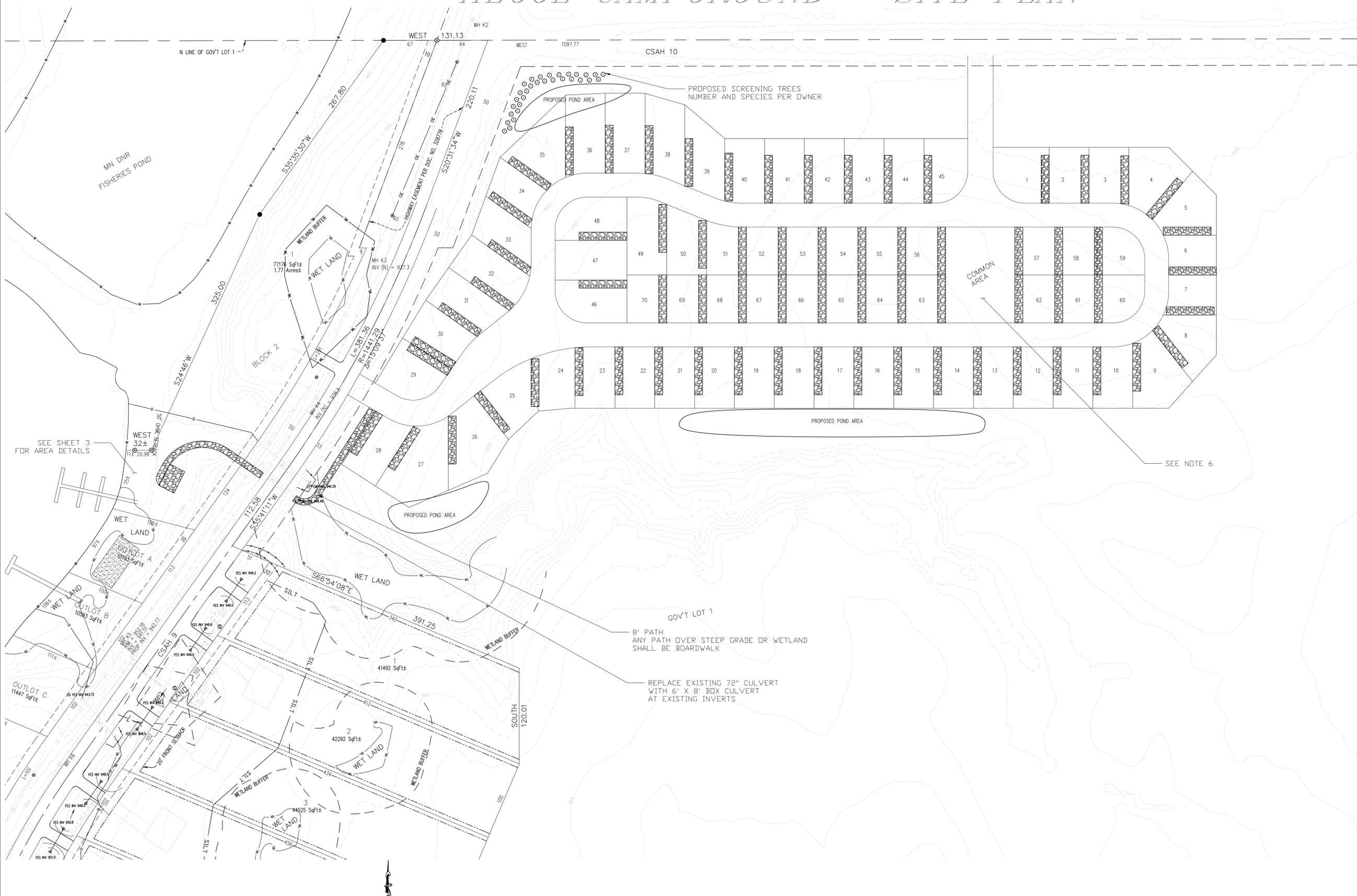


GRADING AND GENERAL NOTES:

1. PROPOSED CULVERTS TO MAINTAIN EXISTING DITCH ELEVATIONS AND FLOW DIRECTIONS. CULVERT INVERTS ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED AND ADJUSTED BEFORE INSTALLATION.
2. MINIMUM COVER OF 1 FT OVER CULVERTS.
3. SILT FENCE PROTECTION TO BE PLACED AROUND INLETS OF EXISTING CULVERTS
4. GRAVEL PAD SHOWN FOR CAMPSITE MAY VARY IN LOCATION; BUT THE SIZE WILL REMAIN THE SAME.
5. ALL WETLANDS HAVE MINIMUM 30' BUFFER, WITH AN AVERAGE OF 50' BUFFER.
6. "COMMON AREA" WILL CONSIST OF WELL, POSSIBLE FUTURE PLAYGROUND, AND GREEN SPACE.

UTILITY NOTES:

1. SANITARY SEWER CONNECTION LOCATION IS APPROXIMATE AND MUST BE FIELD VERIFIED. ALL EXISTING UTILITIES MUST BE FIELD VERIFIED (SEE GSOC NOTE BELOW).
2. CONTRACTOR TO CONTACT ENGINEER IMMEDIATELY IF THERE ARE EXISTING DISCREPANCIES OR VARIATIONS FROM THE PLAN
3. SANITARY MAIN IS 8" PVC SDR 26. SANITARY SERVICE IS 4" PVC SDR 26.
4. ALL UTILITIES AND PLUMBING TO BE COMPLETED PER CITY/COUNTY CODE AND 2015 MINNESOTA PLUMBING CODE.
5. CONTRACTOR SHALL COORDINATE ALL WORK WITH PUBLIC AND PRIVATE UTILITY COMPANIES.
6. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT GOPHER STATE ONE CALL FOR UTILITY LOCATIONS AT LEAST 48 HOURS PRIOR TO CONSTRUCTION OR EXCAVATION.
7. CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES DAMAGED DURING CONSTRUCTION.
8. MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES.
9. MINIMUM OF 10 FEET HORIZONTAL SEPARATION AND 18" VERTICAL SEPARATION IS REQUIRED FOR ALL MAIN UTILITIES.



REV. NO.	DATE	BY	CHK	DESCRIPTION

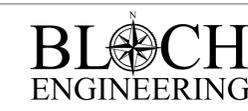


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GRADING AND DRAINAGE
L & L HEGGE CAMPGROUND
PINE COUNTY, MN

SHEET
2
OF
5

HEGGE CAMPGROUND - SHORE AREA MAP



REV. NO.	DATE	BY	CHK	DESCRIPTION



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GRADING AND DRAINAGE
L & L HEGGE CAMPGROUND
PINE COUNTY, MN

SHEET
3
OF
5

STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

PROJECT DESCRIPTION:

The existing 17.9 acre site is being partially regraded. Camp sites and gravel pads will be constructed and corresponding parking and drive lanes lot will be constructed. Runoff from this site is routed to a proposed stormwater pond on the south side of the property. Grading, infiltration, and gravel paving will be installed as part of this project along with building construction.

SWPPP IMPLEMENTATION

The Project Engineer and the Contractor are responsible for implementation of the SWPPP and the installation, inspection, and maintenance of the erosion prevention and sediment control BMPs before and during construction. The Contractor will have an Erosion Control Supervisor who is responsible for coordinating the erosion prevention and sediment control BMPs. Luke Hegge is responsible for long term operation and maintenance of the permanent storm water management system.

PROJECT CONTACT IMPLEMENTATION/MAINTENANCE:

Erosion and Sediment Control, BMP Inspection Performed By:
xxx
xxx LLC
xxx, MN 5xxx

Long Term Pond Maintenance Provided By:
Luke Hegge

TIMING OF BMP INSTALLATION

The erosion prevention and sediment control BMPs shall be installed as necessary to minimize erosion from disturbed surfaces and capture sediment on site.

1. Erosion and sediment control BMPs must be installed prior to the start of construction.
2. Where applicable, disturbed areas will immediately be temporarily stabilized prior to permanent turf establishment whenever construction ceases for 7 days, with special consideration of areas within 200 feet continuous positive slope of a surface water.
3. Temporary or permanent energy dissipation shall be placed at pipe outlets within 24 hours after connection to a surface water.
4. Temporary stabilization of stockpiles must be initiated immediately to limit soil erosion whenever any construction activity has permanently ceased on any portion of the site and will not resume for a period exceeding 7 calendar days.
5. Planned slopes of 1:3 (V:H) or steeper and greater than 75 ft. in length will be temporarily or permanently stabilized in increments not to exceed 75 ft., prior to constructing or disturbing a new increment.
6. BMPs must remain in place until final stabilization is achieved and permit NOT has been submitted to the MPCA.
7. The normal wetted perimeter of any temporary or permanent drainage ditch or swale that drains water from any portion of the construction site, or diverts around the site, must be stabilized within 200 lineal feet from the property edge, or from the point of discharge into any surface water. Stabilization of the last 200 lineal feet must be completed within 24 hours after connecting to a surface water.

CALCULATIONS:

Total Lot(s) Area = 17.9 Ac
Total Area of Grading = x Ac
Total Existing Impervious = 0 Square Feet
Total New Impervious = 109,200 Square Feet (24% of Total Lot Area)

WATER QUALITY VOLUME = (1")(1'/12")(109,200 SF) = 9,100 CF

SOIL TYPES:

Majority D Soils (1941 NRCS Soil Survey)

CONSTRUCTION SEQUENCE:

Construction to begin spring 2022. Silt fence around where specified and Rock entrances to be installed before any of the following scheduled events take place. Existing structures shall also be protected from sediment from the start of construction.

1. Grading
2. Road(s) installed
3. Campsite pads installed
4. Infiltration basin(s) constructed
5. Landscaping and Turf Restoration

Construction completion expected Fall 2022. All temporary erosion control measures will be removed and disposed of according to MPCA requirements. Final stabilization will be established.

If construction is not completed before winter, stockpiles and any slopes must be stabilized with appropriate BMPs (mulch, seed, erosion control blanket) as applicable to avoid erosion in the following spring season.

See NPDES CWS Permit Part 11 for inspection frequency adjustments throughout the course of scheduled construction.

IMPAIRED AND SPECIAL WATERS

Cross Lake has impairments for Mercury in Fish Tissue and Nutrients. The project will incorporate additional best management practices (BMPs) in part 23.0 and 23.10 of the permit for all portions of the project that drain to the discharge point.

KARST AREA PROTECTION:

This area is not considered Karst area.

CALCAREOUS FENS:

No calcareous Fen sites exist on this project.

MITIGATION DUE TO REVIEWS:

There are no stormwater mitigation measures proposed as part of environmental, endangered species, archaeological or other required local, state or federal reviews conducted for the project.

EROSION CONTROL QUANTITIES:

EROSION CONTROL QUANTITIES		
	UNIT	QUANTITY
SILT FENCE	EACH	xxx
TEMP. CONSTRUCTION EXIT	EACH	1

STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

CONSTRUCTION NOTES:

Construction shall be in accordance with the MPCA NPDES General Stormwater Permit for construction activity, plans, Mn/DOT Spec. Book, Standard Specifications for Construction and the special provisions. The Contractor shall maintain a stockpile of erosion control devices at all times for immediate usage. The Contractor shall keep the inspection and maintenance log. See permit Part 20 for SWPPP record retention requirements. SWPPP must be kept on site during construction by permittee who has operational control of that portion of the site. In the event of accidental sediment or pollutant discharge, the City, MPCA local contact and/or State Duty Officer shall be notified. The MPCA State Duty Officer can be reached at (800) 422-0798.

TRAINING REQUIREMENTS:

1. The Permittee(s) shall ensure the individuals identified in this part have been trained in accordance with the NPDES CSW Permit's training requirements. The Permittee(s) shall ensure the training is recorded in or with the SWPPP before the start of construction or as soon as the personnel for the project have been determined.
 - a. Who must be trained:
 - i. Individual(s) preparing the SWPPP for the project.
 - ii. Individual(s) overseeing implementation of, revising, and amending the SWPPP and individual(s) performing inspections. One of these individual(s) must be available for an on site inspection within 72 hours upon request by the MPCA.
 - iii. Individual(s) performing or supervising the installation, maintenance, and repair of BMPs. At least one individual on a project must be trained in these job duties.
 - b. Training content. The content and extent of training must be commensurate with the individual's job duties and responsibilities with regard to activities covered under this permit for the project. At least one individual present on the permitted project site (or available to the project site in 72 hours) must be trained in the job duties described in Permit Part 20.
 - c. Training documentation:
 - i. Documentation must be recorded with the SWPPP prior to the start of construction.
 - ii. Names of the personnel associated with this project that are required to be trained per Part III.F of this permit.
 - iii. Dates of training and name of instructor(s) and entity providing training.
 - iv. Content of training course or workshop (including number of hours of training).
 - d. The Permittee(s) shall ensure that the individuals are trained by local, state, federal agencies, professional organizations, or other entities with expertise in erosion prevention, sediment control or permanent stormwater management such as the University of Minnesota, Minnesota Erosion Control Association, Soil and Water Conservation Districts or the MPCA.

EROSION PREVENTION MEASURES:

1. Temporary or permanent stabilization of exposed soils, including stockpiles, shall be initiated immediately to limit soil erosion whenever any construction activity has temporarily or permanently ceased on that portion of the site and will not resume for a period exceeding 7 calendar days. (Permit Part 8.4 and 23.9).
2. The normal wetted perimeter of any temporary or permanent drainage ditch or swale that drains water for any portion of the construction site, within 200 lineal feet, must be completed within 24 hours after connecting to a surface water or property edge. Mulch, hydromulch, tackifier, polyacrylamide, or similar practice is not acceptable stabilization in any part of a drainage ditch or swale with continuous slop greater than 2%. (Permit Part 8.6-8.8).
3. Use check dams along length of conveyance channels. (Permit Part 8.7).
4. Temporary or permanent energy dissipation devices must be installed at pipe outlets within 24 hours after connection to a surface water.
5. Temporary or permanent ditches or swales that are being used as a sediment containment system during construction must be stabilized within 24 hours after no longer being used as a sediment containment system.

SEDIMENT CONTROL MEASURES:

1. In order to maintain sheet flow and minimize rills and/or gullies, there shall be no unbroken slope length of greater than 75 feet for slopes with a grade of 1:3 or steeper.
2. Sediment control practices must be established on all down gradient perimeters and upgradient of any buffer zones. These practices shall remain in place until final stabilization has been achieved and the Permit NOT form has been submitted to the MPCA.
3. Temporary soil stockpiles must have silt fence or other effective sediment controls, and cannot be placed in surface waters, including stormwater conveyances such as curb and gutter systems, or conduits and ditches unless there is a bypass in place for the stormwater.
4. Vehicle tracking of sediment from the construction site (or onto streets within the site) must be minimized by Best Management Practices (BMPs) such as stone pads, concrete or steel wash racks, or equivalent systems. Tracked sediment onto paved surfaces must be removed daily, at minimum.
5. Per Part 9.3, if down gradient sediment controls are overloaded, additional upgradient sediment control practices or redundant BMPs to eliminate overloading must be installed, and the SWPPP must be amended.
6. See permit 9.6 and Part 11 for instructions on re-installation of sediment control practices after they've been adjusted.
7. See permit Part 9.7 and 9.8 for instructions on the removal of storm drain inlet protection BMPs.
8. Direct discharges from BMPs to vegetated areas, unless infeasible.

DEWATERING AND BASIN DRAINING:

1. If dewatering is required on the site, there must be a plan in place to prevent nuisance conditions, erosion and inundation of wetlands.
2. If using filters with backwash water, backwash water must be hauled away for disposal, returned to the beginning of the treatment process, or incorporated into the site in a manner that does not erode into runoff.

THE DESCRIPTION OF INSPECTIONS AND MAINTENANCE:

1. The Permittee(s) (either the owner or operator, whoever is identified in the SWPPP) must routinely inspect the entire construction site at least once every seven (7) days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in 24 hours.

INSPECTION AND MAINTENANCE REQUIREMENTS MUST INCLUDE:

- Date and time of inspections. All inspections and maintenance conducted during construction shall be recorded within 24 hours in writing and these records must be retained in the SWPPP
- Name of person(s) conducting inspections.
- Findings of inspections, including specific locations where there are recommendations for corrective actions.
- Corrective actions taken (including dates, times, and party completing maintenance activities).
- Date and amount of all rainfall events greater than 1/2 inch (0.5 inches) in 24 hours. Rainfall amounts must be obtained by a properly maintained rain gauge onsite, a weather station within 1 mile of the project location, or a weather reporting system that provides site specific rainfall data from radar summaries.
- See permit Part 6.1-6.4 for amendments to SWPPP.
- Construction site vehicle exit locations must be inspected for evidence of off-site sediment tracking onto paved surfaces. Tracked sediment must be removed from all paved surfaces within 24 hours of discovery (NPDES CSW Permit Part 9.12).
- Infiltration and Bioretention facility must be inspected for sedimentation.
- Discharges discovered during inspections shall be documented per NPDES CSW Permit part 11.11.f

MAINTENANCE PERFORMANCE:

1. All nonfunctional BMPs must be repaired, replaced, or supplemented with functional BMPs by the end of the next business day after discovery, or as soon as field conditions allow access unless another time frame is specified that is not less restrictive than permit requirements. See permit Part 11.4 for specific requirements.
2. Perimeter control devices must be repaired, replaced, or supplemented when nonfunctional or sediment reaches on-half the height of the device.
3. Temporary and permanent sediment basins must be drained and sediment removed when the depth of sediment collected reaches on-half storage volume
4. All sediment deposits and deltas must be removed from surface waters (including drainage ways, catch basins, and other drainage systems) and the removal areas restabilized within 7 days.
5. Permanent stormwater treatment BMPs must be inspected and maintained per NPDES CSW Permit 11.3

POLLUTION PREVENTION MANAGEMENT:

1. Solid Waste: Sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction and demolition debris and other wastes must be properly collected, stored, and disposed of in accordance with Minn. R.ch.7035. This includes any materials used for erosion control.
2. Hazardous and Toxic Materials: Includes, but is not limited to: Oil, gasoline, paint and any hazardous substances must be properly stored, including secondary containment, to prevent spills, leaks or other discharge. Restricted access to storage areas must be provided to prevent vandalism. Storage and disposal of hazardous waste must be in accordance with Minn.R.Ch.7045
3. External washing of trucks and other construction vehicles must be limited to a defined area of the site. Runoff must be contained and waste properly disposed of.
4. No engine degreasing is allowed on site.
5. Concrete washout onsite: All liquid and solid wastes generated by concrete washout operations must be contained in a leak-proof containment facility or impermeable liner. A compacted clay liner that does not allow washout liquids to enter ground water is considered an impermeable liner. The liquid and solid wastes must not contact the ground, and there must not be runoff from the concrete washout operations or areas. Liquid and solid wastes must be disposed of properly and in compliance with MPCA regulations. A sign must be installed adjacent to each washout facility to inform concrete equipment operators to utilize the proper facilities.
6. Building products that have the potential to leach pollutants must be under cover. (NPDES CSW Permit Part 12.2)
7. Pesticides, herbicides, insecticides, fertilizers, treatment chemicals, and landscaped materials must be under cover. (NPDES Permit Part 12.3).
8. Portable toilets must be positioned so that they are secure and will not be tipped or knocked over. Sanitary waste must be disposed of properly in accordance with Minn.R.ch.7041. (NPDES CSW Permit Part 12.6)
9. Spill Prevention and Response Requirements: Adequate supplies must be available at all times to clean up discharged materials and an appropriate method must be available for recovered spilled materials. Spills must be reported and cleaned up immediately as required by Minn. Stat. 115.061 using dry cleanup measures where possible.

FINAL STABILIZATION:

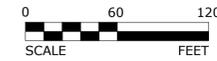
1. Permanent stabilization of exposed soils, including stockpiles, shall be initiated immediately to limit soil erosion whenever any construction activity has permanently ceased on any portion of the site and will not resume for a period exceeding 7 calendar days.
2. The permanent stormwater treatment system must be constructed, meet all requirements, and operating as designed.
3. All sediment must be removed from permanent stormwater management system and conveyance systems.
4. All temporary synthetic erosion prevention and sediment control BMPs must be removed.
5. See Landscape sheets for turf establishment.
6. Final stabilization is achieved by a uniform perennial vegetative cover with a density of 70% of expected growth over the entire pervious area.

DISCHARGE TO WETLANDS:

1. If there is a wetland impact caused by filling, draining, excavation or inundation, how has that impact been addressed by permits or other approvals from an official statewide program (U.S. Army Corps of Engineers 404 program, Minnesota Department of Natural Resources, or the State of Minnesota Wetland Conservation Act)? If the impact is considered exempted or non jurisdictional by theses programs, how is the impact in conformance with the sequence mitigation requirements of MPCA water quality standards in MN Rule 7050.0186 <https://www.revisor.leg.state.mn.us/rules/?id=7050.0186>

MISCELLANEOUS:

1. Conventional erosion and sediment control to be used. If necessary to use chemical treatment, permittee must follow guidelines as stated in NPDES Permit Part 9.18
2. No Site assessment for groundwater or soil contamination required.

REV. NO.	DATE	BY	CHK	DESCRIPTION	 <p>SCALE FEET</p>	I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.	DESIGNED KLB DRAWN KLB CHECKED KLB		BLOCH ENGINEERING, PLLC blochengineering.com 32210 XEON ST NW CAMBRIDGE, MN 55008 507-995-2981 krystle@blochengineering.com	GRADING AND DRAINAGE L & L HEGGE CAMPGROUND PINE COUNTY, MN	SHEET 5 OF 5
						PRELIMINARY NAME <u>Krystle L. Bloch</u> LIC. NO. <u>49893</u> DATE <u>2-7-2022</u>					

Conditional/Interim Use Permit Evaluation Worksheet
Luke Hegge Campground Request

The proposed conditional use permit must be evaluated by the Planning Commission for each of the criterion on this worksheet, which come from Section 3.7.2 of the Pine County Shoreland Management Ordinance. The Planning Commission must provide an explanation for the approval or disapproval of each criterion.

- A.) Does the applicant adequately demonstrate they will maintain safe and healthful conditions?**

- B.) Will the use adequately prevent and control water pollution including sedimentation?**

- C.) Are the existing topographic and drainage features and vegetative cover on the site adequately planned for?**

- D.) Does the use pose a risk due to floodplains and floodways of rivers and streams?**

- E.) Does the site pose a risk of erosion potential of the site based upon degree and direction of slope, soil type, and vegetative cover?**

- F.) Is the location of the site acceptable, with respect to existing or future access roads?**

- G.) To what degree is a shoreland location needed for the proposed use?**

- H.) Is the visibility of structures and other facilities as viewed from the public water limited?**

- I.) Is the site plan adequate for water supply and on-site sewage treatment?**

- J.) Are the types, uses, and numbers of watercraft that the project will generate suitable for the public water to safely accommodate these watercrafts?**

K.) Is the proposed use compatible with the uses on adjacent lands?

L.) Is the proposed disposal system adequate for the amount of liquid wastes to be generated?

M.) Locational factors under which:

1.) Domestic uses shall be generally preferred

2.) Uses not inherently a source of pollution within an area shall be preferred over uses that are or may be a pollution source

3.) Use locations with an area tending to minimize the possibility of pollution shall be preferred over use locations tending to increase that possibility.

N.) Will the proposed use be detrimental to the use and enjoyment or property values of other properties within 500' of the subject property?

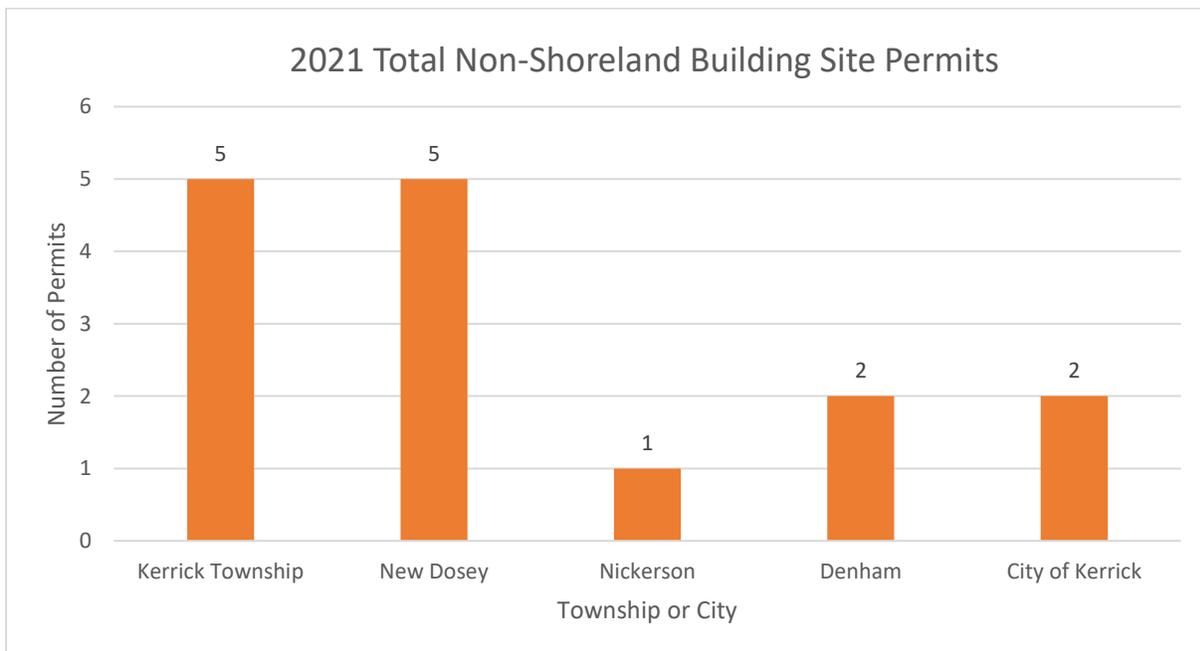
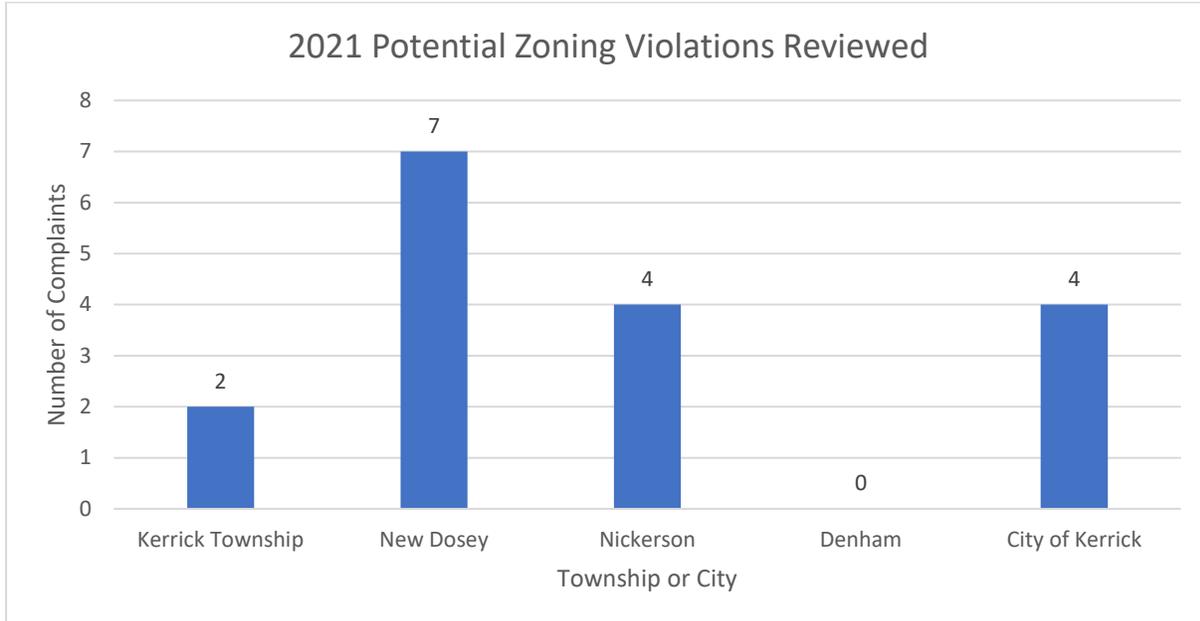
**O.) Are adequate measures included to provide off-street parking to serve the proposed use?
Note: no on-street parking is allowed.**

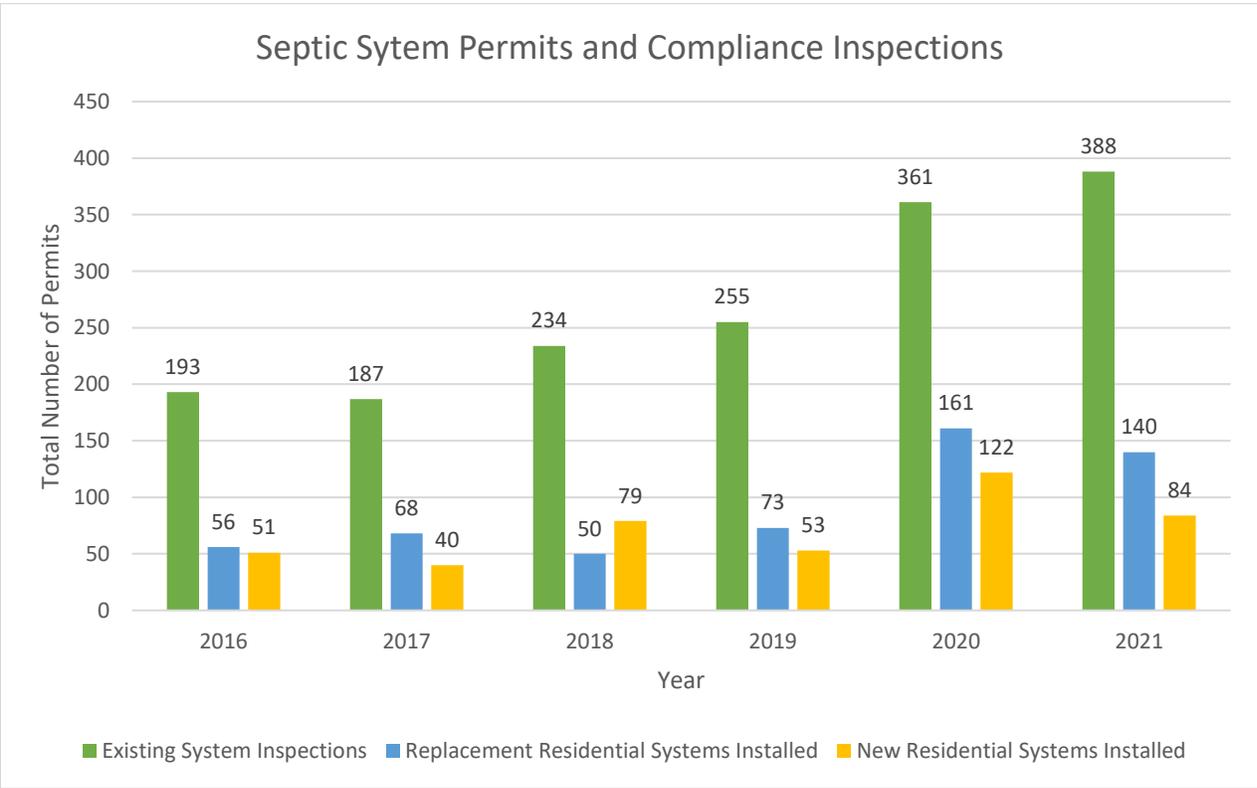
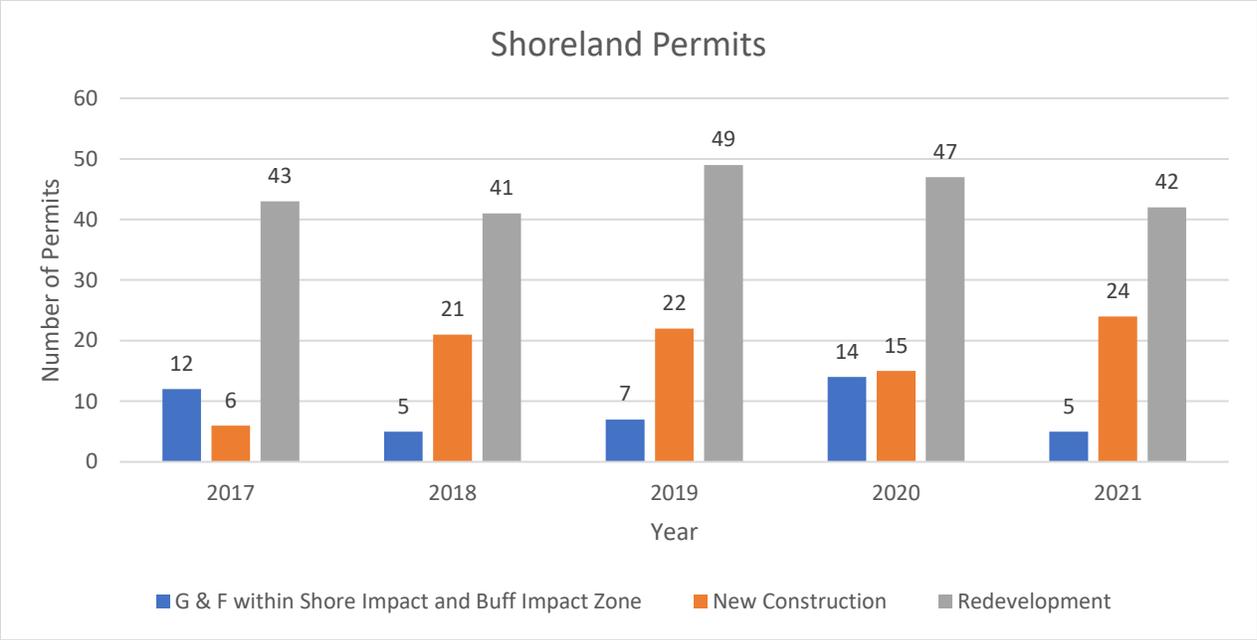
Upon consideration of these criteria the Planning Commission may also attach such conditions as, specifications for:

type of shore cover, increased setbacks and yards, specified sewage disposal and water supply facilities, landscaping and planting screens, period of operation, operational control, sureties, deed restrictions, locations of piers, docks, parking and signs, type of construction or any other requirements necessary to fulfill the purpose and intent of this ordinance.

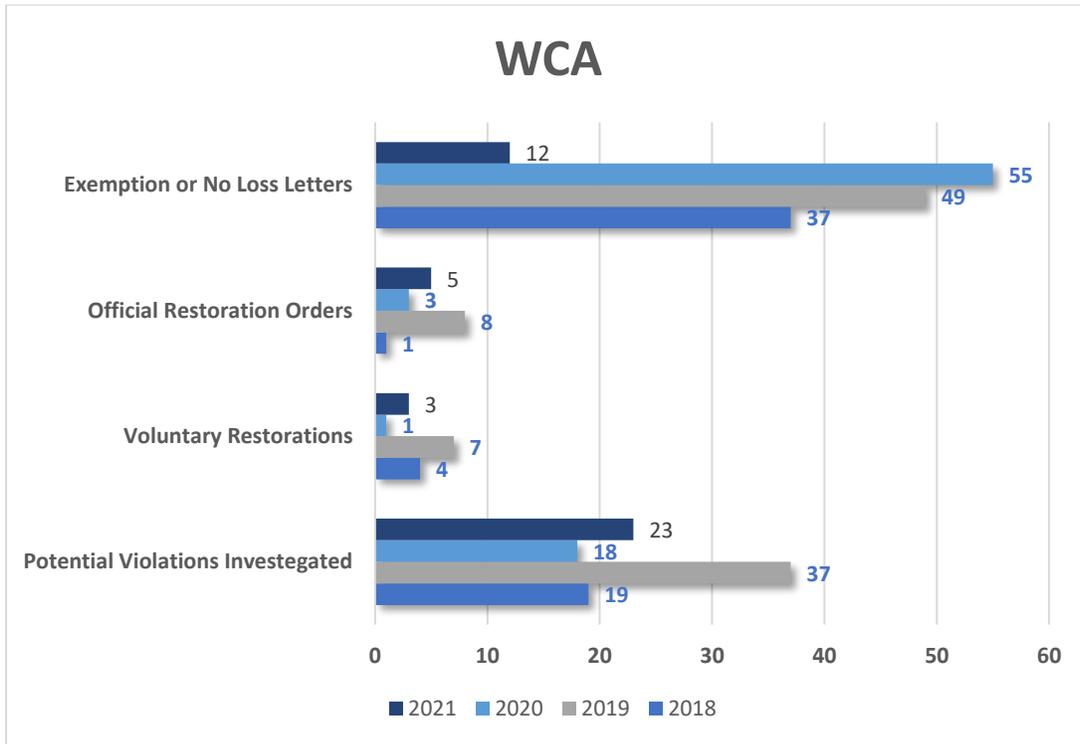
Pine County Planning and Zoning 2021 Activity Summary

Pine County Ordinance





Wetland Conservation Act



WCA Formal Applications	2018	2019	2020	2021
Boundary or Type	5	2	3	12
No-Loss	4	0	4	2
Exemption	2	4	4	1
Sequencing	0	0	0	0
Replacement Plan	1	2	1	1
Total Approved	12	8	12	16
DENIED APPLICATIONS				
Exemption Denied	0	1	0	1
No-Loss Denied	0	1	0	0